Serial No. 2493 Circle:-:Patna

Book No. :- 1 Deed No. 2204

Serial No. 2493

Deed No. 2204

Page | 1

Govt. of Bihar
District Registry Office ,Patna
Summary of Endorsement

This document was presented for registration on 17/03/2015 by Shyam Narayan Sah
A stamp duty of Rs. 693320/- and other fees of Rs. 21550/- has been paid in it.
The document was found admissible. The names, photographs and fingerprints and signatures of the executants, and their identifier, who have admitted execution before me, are affixed on the reverse page.
The document has been registered as deed no. 2204 in Book No. 1, Volume No. 53 on pages from 67 to 88 and has been preserved in total 22 pages in C.D. No. 8 / Year 2015

बिहार सरकार

SCORE 3.0

Signature with Date
(Prashant Kumar)
Registering Officer, Patna

Date: 17/03/2015 Token No: 2546 /2015

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered on the 19th Day of March, Two Thousand Fifteen.

BETWEEN

SRI SHYAM NARAYAN SAH Son of Late Rambaran Saw, Resident of Digha Ghat, P.S.-Digha, Town and District-Patna, in the State of Bihar, Indian Citizen. Hereinafter referred to as the ***"LAND OWNER"*** *(which expression unless repugnant to the context shall mean and include his heirs, executors, administrators, legal representatives and successors-in-interest), of the FIRST PART.-*

PAN.-DDGPS 4551 C

For Ambani Buildcon Pvt. Ltd.
Director

AND

M/S. **ASHIANA BUILDCON PVT. LTD.**, a Company, registered under the Companies Act, 1956 having its Registered office at in front of Gate No.-71, Kurji Main Road, P.S.-Digha, Patna-800010, Through its **Director SHRI MUNNA KUMAR PANDIT** Son of Sri Lalan Kumar Pandit, At Present Resident of Shahid Azad Nagar, Digha Ghat, Patna-800011, in the State of Bihar, Indian Citizen. Hereafter referred to as **"SELLER/VENDOR"** (which expression shall unless excluded by or repugnant to the context be deemed to mean its successors, Representatives, Executors, Receivers, Administrators and assigns) of the OTHER PART.

PAN- **AAKCA 3810 B.**

And Whereas the Scheduled Property is purchased Property in favour of Dohra Sah (Land owner's Pardada) Son of Bipat Sah, Resident of Village-Digha Bujurg, P.S.-Digha, District-Patna, in the State of Bihar, through Sale Deed, Vide Deed No.**1027,** Book No.**I,** Volume No.**66,** Pages **280** To **284**, Registered at District Registration Office, Patna on dated **22.02.1930,** Situated at Main Road of Mohalla-Digha (**Patna M.V.R. Serial No.-1, Zone-3, in the Year-2014),** P.S.-Digha, Town and District-Patna, in the state of Bihar, **within the limit of Patna Municipal Corporation** or Competent Authorities, Bearing Survey Part Plot No.-**2253 and 2254,** Tauzi No.-**13990**, Khata No.-**1545**, Thana No.-**1**, Purchased from Babu Tak Narayan Singh and Babu Dukh Haran Singh. Thereafter, He is coming in actual, peaceful physical possession over the same as its absolute owner. He has mutated his name in the State of Serista, Bihar.

And Lateron, abovementioned Dohra Sah died leaving behind his one son Dular Chand Sah, as his legal heirs for the land/property more fully described in Schedule-I of the property. Thereafter, they came in actual, peaceful, physical possession over the land/property as its absolute owner.

For Ashiana Buildcon Pvt. Ltd.
Munna Kumar Pandit
Director

And whereas after some time abovementioned Dular Chand Sah, died leaving behind his one son Rambaran Saw, as his legal heirs for the land/property more fully described in Schedule-I of the property. Thereafter, they came in actual, peaceful, physical possession over the land/property as its absolute owner.

And whereas after some time abovementioned Rambaran Saw, died leaving behind his two sons namely Jaswant Narayan Sah and Shyam Narayan Sah, as his legal heirs for the land/property more fully described in Schedule-I of the property.

*And whereas after the sometime land owner Jaswant Narayan Sah and Shyam Narayan Sah decided the partition of the own shares between them by virtue of mutual conversation. Thereafter, they came in actual, peaceful, physical possession over the land/property as its absolute owner. The Land Rent Receipt is being issued in the name of the aforementioned Land Owner Sri Shyam Narayan Sah, vide Jamabandi No.**10515/1** and the Land Rent is being paid to the Circle Officer, Patna Sadar.*

B. IT IF FURTHER REPRESENTED AND DECLARED BY THE OWNER.

1. That the said property is under the exclusive possession with absolute right, title, interest and claim, which is free from all kinds of encumbrances, lien, loan, mortgage and any types of defects in title to execute this Deed of Development Agreement.

2. That the OWNER have not created any encumbrances on the property of any part by way of sale/transfer, mortgage, exchange, lease, trust, gift, assessment, right, lien, leave and licence, permission, rent possession, charges, maintenance or any other encumbrances whatsoever.

For Ashiana Buildcon Pvt. Ltd.
Director

Shyam Narayan Sah
17-3-2015

3. That neither any notice nor any notification for acquisition/requisition under any of the statutes of the past or presently bifurcate have been received, served or passed by Patna Municipal Corporation, Income Tax or any other Government Authority for requisition of the said property or any part thereof.

4. That there is no attachment either before or after judgment and there was no claim, demand, suits, decree, injunctions, orders, intendments, affecting the said property or any part thereof.

5. That apart from the OWNER of non else are entitled to or have any share, right, title or any interest over in respect of the said property of any part thereof as a partner of partnership or co-partner or any joint family or any manner whatsoever.

6. That the OWNER is not benamidars or trustees for any one in respect of the said property or any part thereof.

7. (A) That the OWNER have not entered into past in any Agreement for Sale or Development Agreement or any other Deed of Transfer or any agreement for transfer for development of the said property or any part thereof nor has made any agreement or agreements or any other document or documents with any one whatsoever regarding the said property or any part thereof nor has made any arrangement with any one whatsoever regarding the said property or any part thereof nor has made any arrangement with any one whatsoever regarding the said property or any part thereof.

(B) And whereas owner are interested in getting a multistoried residential complex developed and constructed on the said property and acquiring built up area on the said building complex in the shape of flats, Car Parings and commercial area including the right of undivided proportionate share above the same for which the OWNER negotiated

For Ashiana Bullicon Pvt. Ltd.
Director

Shyam Niwas Sah.
17-3-2015

with the sessed Developer/Builder/Company to develop the Schedule-I below property into a Multistoried Residential or Commercial Building.

(C) The aforesaid developer has offered to develop and construct at its/his/their own cost a multistoried residential building on the said property of the OWNER (hereinafter referred to as the said building) and OWNER being desirus wanted and agreed to acquire flats and Car Parking Space of the said building as consideration for part of the said property to be conveyed by OWNER to the developer and it is further agreed by the OWNER that the land owner's share will be as consideration money of the total area of OWNER it is described in Schedule-I below of this Development Agreement.

(D) As a result of negotiation between the parties hereto and on the representation and declaration made by the OWNER as herein recorded and agreement for development of the said property by the aforesaid developer as agreed at between the parties herein upon terms and conditions hereinafter appearing.

(E) The Developer paid a sum of Nun Refundable Amount **Rs.1,01,000/-(Rupees One Lacs One Thousand only)** in favour of the Land Owner's wife Smt. Meera Devi wife of Sri Shyam Narayan Sah, through Cheque No.-181023, dated-20.10.2014, issued by Axis Bank Ltd., Patna.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. The OWNER hereby appoint the aforesaid Developer as the Developer of the said property and grant to develop who hereby accept from the OWNER, the right to develop the said property described in Schedule-I hereinafter written in the manner and on the terms and conditions hereinafter mentioned.

2. The Developer and the OWNER have jointly assessed that based on presently permissible FAR as per PMC building by-laws it shall be

For Ashiana Buildcon Pvt. Ltd.
Director

Shyam Narayan Sah
17-12-2014

possible to construct total built up area as approved by Patna Municipal Corporation on the said property whose built up area shall be distributed over several floors of the said building and on that basis this Agreement is being entered into between the parties. The above built up area does not include saleable parking space if it is open, but the parking space will also be on the same percentage i.e. OWNER will have right over 50% (Fifty percent) of the parking space in the total parking area.

3. Immediately after execution of this development agreement, the developer shall proceed expeditiously with preparation of plan and drawing for the said building.

(a) The developer shall obtain consent/approval of the OWNER of the final plans of the said building before submitting the same for sanction of Patna Municipal Corporation and it is hereby agreed to sign all papers that may be referred as necessary by the developer and the cost and expenditure relating to such approval shall be borne by the developer.

(b) That it is further agreed that any alteration of the aforesaid plan, which is in the parameter of Patna Municipal Corporation building rules and regulation, may permit necessities shall also required owner's permission for the said development and the developer at once shall be entitled to make such alteration which will be binding on the OWNER after obtaining the written agreement of the OWNER in this regard.

4. OWNER and their nominees shall solely and exclusively be entitled to the OWNER' area and they shall have absolute right, title and interest over the owner's area and shall be fully entitled to use and enjoy the same either themselves or shall be fully entitled to transfer, convey, grant and otherwise alienate their interest, in any manner as deemed fit by them, to any person association of persons firm, body corporate, so-operative society, Govt. agencies etc. on such terms and conditions as may be decided by the OWNER.

For Ashiana Buildcon Pvt. Ltd.
Director

17/3/15

5. The developer and or his/their nominees shall solely and exclusively be entitled to the developer's area and shall have absolutely right, title and interest over the developer's area and they shall be fully be entitled to transfer convey, grant otherwise alienate their interest in any manner as deemed fit by them to any person, associations of persons, firm body corporate, co-operative societies, Govt. agencies etc., on such terms and conditions as may be decided by the developer or its/their nominees individually or collectively.

6. As the share shall be distributed by the said Developer and the OWNER as per ratio mentioned above agreed between themselves after completing the construction of the building complex.

7. The developer agrees to construct and give possession of the owner's share within a period of three years and grace period of 6 months after sanctioning the map by Patna Municipal Corporation or after delivering vacant possession of the land by the land OWNER whichever is later.

(a) As there may be unavoidable delay due to unforeseen circumstances beyond the control of the developer, i.e. strike, natural calamities like flood, earthquake, legal or Govt. interference, war in and around India affecting the Indian nation or situation which may affect construction work, the period of 3 years and six months grace period after sanctioning the map as indicated in **Para-7** above shall be extended automatically till disturbance continues and normally are restored.

(b) Beyond aforesaid total period as mentioned above, if developer fails to give the possession of the owner's area then the developer will have to pay compensation of Rs.18/-per sq.ft. per month for full share of the owner i.e. 50% (Fifty percent) to delay period.

(c) In case builder is unable to complete the project even after six months of grace period i.e. 36 months after starting of the project, as per clause no.7 OWNER will have sole right over entire project

For Athiana Buildcon Pvt. Ltd.
Director

Shyam Narayan Singh
17-3-2015

including all construction on the land and in no case OWNER will be liable for any liability of developer.

8. The OWNER shall at no time demand any sum or premium or interest in any dealing regarding sale of developer's area and owe all schedules and documents and may be required by developer in this regard.

(a) This agreement shall not be ever by deemed to continue a Partnership of any sort between the parties hereto.

(b) The OWNER declare that they are the absolutely OWNER of the schedule below property in whose names the document or documents and other papers are available.

9. The time will be calculated for making the development planning after delivering the vacant possession by the OWNER on the terms of this agreement over the property, more fully described in Schedule-I herein to the Developer/Builder and thus the Developer/Builder will start the construction of the multistoried building over the property as more fully described in Schedule-I herein below.

(a) It is agreed that any agreement or arrangement made or entered into at any point of them after the date of execution of this agreement by the OWNER in breach or in violation of terms and conditions of this Development Agreement the same shall be null and void.

(b) The OWNER hereby irrevocably undertake not to sell, dispose of, alienate, change, encumber, lease or otherwise transfer the said property of any part thereof during the currency of the agreement and undertake not to do any act which shall be in breach of the terms of this agreement save and except putting the developer in possession thereof for the purpose of the development in pursuant to this Agreement the owner shall at no point of time during the currency of this agreement will dispose off the developer from the said property.

For Ashiana Buildcon Pvt. Ltd.
Director

17/3/15

17-3-2015

(c) The developer shall develop the said property in its own name and at its own cost and shall also be responsible for the development of the said property as per agreed terms and conditions mentioned in Annexure under heading SPECIFICATION and FINISHING.

The OWNER will have right to inspect the quality of work, raw materials used and other inputs. Any deviation pointed out by OWNER, will be promptly rectified by the developer both OWNER and developer will take due care to avoid any delay in completion of the said project.

(d) As after the date hereof the developer shall be deemed to be in possession of the said property and shall be free to do all acts. Deeds and things required for development and construction of the said building at the developer's cost and expenses.

(e) The developer shall be entitled to develop the said property by constructing thereon or more building consisting of dwelling flats, parking space and other structures in accordance with building plan approved by the OWNER and sanctioned by Patna Municipal Corporation as stated hereinabove.

The construction of commercial complex, residential flats shall be exclusively as per FAR approval by the PMC and proportionate percentage of the approval FAR will be designed of parking as per the norms of PMC.

(f) The Developer shall be entitled to enter into agreement for sale/deed of absolute sale or otherwise allot flat, parking spaces and other tenements compromised in the developer's area in the said building which is 50% (Fifty percent) of the total built up area which lies not from the owner's share as absolute owner under section 5 and others of Bihar Apartment Ownership Act, 2006.

(g) Similarly the developer shall be fully entitled to enter into agreement for sale/transfer or otherwise allot flats, parking spaces and other tenements comprised in the owner's area in the said building which is 50% (Fifty percent) flats and car parking spaces as aforesaid in clause of the total built up area as absolute OWNER which done not form part of the developer's area.

For Ashiana Buildcon Pvt. Ltd.
Director

17/3/15

17.3.2015

10. That the developer first party of the Second Part (only **M/S ASHIANA BUILDCON PVT. LTD.,**) shall become as absolute owner of its/his/their 50% (Fifty percent), only after completion of the project constructed area including the car parking and undivided proportionate share in the land under section 5 and others of Apartment OWNERhip Act 2016 and the OWNER executed this Development Agreement under Section 21(4) under the said At and no General power of Attorney will or shall be required for sell or transfer the developer's share of 50% (Fifty percent) constructed in the said building complex and further the OWNER agree that there will be no hindrances or obstruction by the OWNER to the developer in carrying out and discharging construction work. Their present and thereby giving the developer right to have and enjoy the peaceful possession of the property and to do all such acts, and/or things that may be necessary for the development planning, construction of the said building and sale/transfer the developer's area.

11. THE DEVELOPER FURTHER UNDERTAKES :-

(a) To indemnify the OWNER and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequence of any delay in completion on the project, any injury or accident sustained by any workman, artisan or invites or other person in the property whether in the employment or the development or not within or upon the said property and during the period of construction of the said building thereon and also any financial liabilities created by the developer on account of availing loan from any financial institution/individual/group of individual or advantage booking amount received on account of selling of their portion of proposed shares of flats and car parking spaces.

(b) During the construction of the said building, the developer may be required to create equitable or any legal mortgage of the flat or flats (excluding the share of the OWNER) and the construction thereon either in full or in part to obtain loan either for itself or expenses of the

For Ashiana Buildcon Pvt. Ltd.
Director

construction for the individual purchaser of flats in such an event the OWNER if required shall join the developer in creation of such mortgage on terms to be mutually agreed. However the developer affirms and undertakes all the money obtained as loan by pleading, hypothecating or mortgaging the said flat or flats for creating charges on the said property (land) and the building under construction shall be exclusively invested for the construction and the developer of the said building only and such money shall not be diverted or invested in any other project work purpose of the developer.

(c) The developer shall not encumber any portion of the said property of the building madder thereon by mortgaging or leasing or alienating in any manner for obtaining loan. However the individual purchaser of the flat or flats may obtained loan from the financial institution or any other authority concerned for purchase of the flats by mortgaging the flat to be purchased.

12. That OWNER will hand over photo copies of all the relevant and necessary documents which they possess to the developer or their advocate or attorney relating to said property and the original copy will be retained by the OWNER but wherever and whenever the same will be required to be shown by the OWNER all the original document to the developer or their advocate and should be prepared to co-operate with the developer in explaining their title over the said property.

(a) In case, there will be any defect in the title of the OWNER or there will be any liability or any encumbrances in such event, the developer shall be entitled to have such defects cured and/or liability cleared for and on behalf of the OWNER and at the owner's cost and expenses.

(b) The developer shall be entitled to have all necessary documents including photocopy of original documents or OWNER' title of the said property and in such event the developer undertakes to keep the said title, deeds sale harmless and obliterated.

(c) In any event the OWNER, without prejudice to foregoing declarations agree that in case of any defect/encumbrances, same as

For Ashiana Buildcon Pvt. Ltd.
Director

herein above provided the developer or its nominees will make it free from all encumbrances, and the cost so incurred by the developer shall be payable/adjustable by the OWNER.

(d) All outgoing including Municipal Taxes and any other charges in respect of the said property or on the existing building thereon shall be paid by the OWNER till the date of signing of this deed if any thereafter the same shall be born and paid by the developer till the delivery of possession of the OWNER.

(e) After the delivery of the OWNER' area to the OWNER all outgoing in respect of the said property and the said building their shall be borne and paise by the OWNER and the developer and their nominees separately and proportionately in the proportion of their respective share in the total built up area the proportionately with all its variations whenever used in their present shall mean the proportion in which the parties thereto and/or their nominees acquiring portion of the building are entitled to cover area in the building.

13. The developer shall be entitled to take all steps as may be necessary for the execution and registration of all such documents of transfers/conveyance for this purpose under section 5 and others of the Bihar Apartment Ownership Act 2006 and further the developer will have got right to apply for permission and approvals as may be necessary for and on behalf of and in the name of the OWNER and also to execute, present and admit execution of the said document of the said document of transfers/conveyances before the registration authority and to all acts. Deeds as may be deemed necessary by the developer in this regard for granting such documents of the title to the developer and or its nominees.

14. The developer shall form a co-operative housing society/association of persons/body corporate of all the persons owing tenements in said building. The OWNER and their nominees shall become members of such organization formed by the Developer and OWNER and their

For Ashiana Buildcon Pvt. Ltd.
Director

nominees, respective agents, prevent, licensees, tenements etc. Shall be bound to abide by the rules and regulations as be formed by such organization from time to time and that shall be bounds to contribute towards the costs of formation of such organization as sell as to pay the regular maintenance charges as may be fixed for the maintenance and management of the entire building complex.

(a) The nominees of the developer shall own and hold portion of the building comprised in the developer's area according to the standard agreement finalized by the developer. The OWNER and their nominees shall be bound to hold own portion of the OWNER' area in the said building on the same terms, conditions as be contained in the aforesaid standard agreement and execute similar agreement.

(b) The common area shall jointly be owned by all the OWNER on all the portions of the said building with entitlements to use all common area and facilities intended for utilization by occupants of the said building on the same terms and conditions applicable to all for such utilization no OWNER to any part of the said building will have any exclusive right, title interest over the common area and common facilities except the right of common use only developer's part of the roof having common facilities will have the right of common use and rest part of the roof will be owned by the OWNER in addition to the owned by the owner in addition to the owner's share in the property.

15. Both the OWNER and developer will jointly be entitled to all permissible future vertical and/or horizontal development/exploitation of the said property and the said building thereof and the construction sharing, owing and selling of all such additional built-up-area will be done in the same terms and conditions contained in the agreement.

16. The OWNER agree that if any levy is imposed by the Patna Municipal Corporation or any other public body or bodies of the Govt. for the development agreement of the areas in which the said property is located or any other levy becomes applicable on the said property of

For Ashiana Buildcon Pvt. Ltd.
Director

the building thereon. Then the same shall be paid by the developer in the same proportion as their respective shares of built up area in the said building.

17. The developer agrees that in case any fine or penalty is imposed on the said building or any alleged deviation from the sanctioned plan resulting in any excess construction of the built up area then the same will be borne by the developer only.

18. That the name of the proposed Apartment will be **"NARAYAN ENCLAVE"** as per mutual consent between the developer and Land Owner.

19. That the cost of generator, lift and transformer will be borne by the developer.

20. That the distribution of flats between the developer and OWNER as per share distribution chart which shall be made after passing of map on a separate agreement.

21. It is agreed that in all transfer convenience of kind and/or built up area the purchaser/transferees shall bear the cost of stamp duty, court fee and other registration charges.

22. That in case of any dispute or differences the parties arising out of the relating to this development agreement the same shall be settled amicably first between the parties and if anyone is not satisfied then by reference of the dispute or differences to the arbitration act, 1940 amended from time to time.

<u>The Land OWNER hereby agree that :-</u>

1. The Land Owner hereby agree to abide by the terms and conditions which has been decided with the mutual understanding and agreement

For Ashiana Buildcon Pvt. Ltd.
Director

between the First and the Second Party and also the distribution of flat after map plan approval.

2. The Land Owner also agrees to abide by the Building Laws as framed by the Flat Owner's Association of the building known as **"NARAYAN ENCLAVE"** more fully described in Schedule-I of this deed. They also concur to the Builder that they shall pay the Maintenance Charges, in their proportionate share in the building known as **"NARAYAN ENCLAVE"**, as applicable over the flats in the Land Owner's share.

3. That the Developer has also agreed to develop the land measuring an area of 4 Kathas 14 Dhoors belonging to the Land Owner Sri Shaym Narayan Sah along with the Schedule-I property, as an amalgamated, single project named as **"NARAYAN ENCLAVE"**.

4. Whereas the service tax, VAT, Govt. duties or other taxes if incurred (by the state/central govt.) on the land owner's share (flats) will be paid by the landowner/owners himself or by the buyer/buyers of the flat/flats.

5. And whereas all expenses of electricity connection of the Land owner's share side will be paid by the Land Owner.

SCHEDULE-I

DESCRIPTION OF THE LANDED PROPERTY

All that piece and parcel of vacant land measuring an area of **4 Kathas 14 Dhoors approx 6396.7 Sq.ft. (Six Thousand Three Hundred Ninety Six Point Seven Square Feet)**, Situated at Main Road of Mohalla-Digha **(Patna M.V.R. Serial No.-1, Zone-3, in the Year-2014)**, P.S.-Digha, District-Patna, in the state of Bihar, **within the limit of Patna Regional Development Authority (Dissolved)/ Patna Municipal Corporation,** bearing Thana No.**1 (One)**, Bearing Survey Part Plot No.**2253 and 2254 (Two Thousand Two Hundred Fifty Three and Two Thousand Two Hundred Four)**, Khata No.**1545**

For Ashiana Buildcon Pvt. Ltd.
Director

7. Other doors	:	32mm thick ISO mark Flush door shutters, Painted with two coats of synthetic enamel paint on a coat of primer .
8. Windows	:	Aluminum window and as per specification.
9. Wall Finishing	:	All Internal walls shall be finished with POP. All external wall shall be finished with two coat of weather coat.
10. Flooring	:	Vitrified/Marble tiles flooring in all area of flat.
11. Kitchen	:	Cooking platform slab of Marble/Granite, sink of stainless steel and 2 feet glazed tiles above cooking platform.
12. Bathroom	:	Walls Glazed tiles upto 7 feet height and sanitary ware of ISO Mark.
13. Fittings	:	Standard make Chromium/Steel Plated fitting.
14. Electrical	:	All internal wiring in concealed conduit with copper wire.
15. Telephone/Cable	:	One T.V. Point and One Telephone Point in each flat.
16. Water Tank	:	Overhead water tank of Adequate Capacity.
17. Boring	:	Boring of Adequate Capacity with submersible pump.
18. Lift	:	Adequate Capacity Lift for 4 to 6 persons.
19. Generator	:	Generator of Adequate Capacity provided.

All Items used in the Construction are ISI marked.

For Ashiana Buildcon Pvt. Ltd.
Director

(One Thousand Five Hundred Forty Five), under Anchaladhikari Patna Sadar, within the jurisdiction of Sub Registry Office and District Registration Office Patna Sadar, and bearing the Boundary is as follows:-

BOUNDARY:-

North	:	Saurav Kumar.
South	:	Part Plot No.-2253.
East	:	Tapoban.
West	:	Digha Ashiana Road.

GOVT. VALUATION OF SCHEDULE-I PROPERTY

1. Total land measuring **4 Kathas 14 Dhoors approx 6396.7 Sq.ft. i.e. 14.68 Decimals @Rs.23,50,000/-Per Decimal** Or Rs 5395.848 per sq.ft. i.e. → Rs. 34515000/-

2. Non Refundable Amount → Rs. 1,01,000/-

Total Amount Rs.3,46,16,000/-

Rupees (Three Crore Fourty Six Lacs Sixteen Thousand) only.

SPECIFICATION AND FINISHING GENERAL SPECIFICATION ALL CONSTRUCTION MUST BE EARTH QUAKE PROOF

1. Foundation	:	Short bored under reamed ground piles or as per the design of structural consultants.
2. Plinth	:	Brick work over R.C.C. capping beam and D.P.C. with water proofing compound thereon.
3. Structure	:	Earthquake Resistant R.C.C. Frame structure.
4. Brick work	:	First Class Brick work in Cement Mortar as per design and specification of structural consultant.
5. Chowkhats	:	Door frame of hard wood of size 4"x2.6" section.
6. Entrance Door	:	Door shutter of 32mm thick ISO mark with decorative beading.

For Ashiana Buildcon Pvt. Ltd.
Director

Shyam Narayan Sah

This Development Agreement has been prepared and typed with cost of both the parties here to who have put the signature in presence of witnesses and witnesses here also put their signature in presence of the parties hereto.

WITNESSES

1.

SIGNATURE OF THE LAND OWNER/FIRST PARTY

NAV[illegible]
Son of Shya Narayan Sah
Shyam Narayan
Sah
Dinapur-Cum-Khagaul
Patna - Bihar
17.3.2015

2.

Rajkishore Kumar
S/o Late Maharaj Prasad,
Anandhi Ghat,
Rajendra Nagar, Patna-12

SIGNATURE OF THE SECOND PARTY (BUILDER/DEVELOPER)

For Ashiana Buildcon Pvt. Ltd.
Munna Kumar Pandey
Director
17/3/15

This deed of Development Agreement is drafted by me according to the directions of the Land Owner/Vendor and the Builder/Developer, and on basis of the available papers and documents -

(UDAY NARAYAN SINGH)
ADVOCATE
C.B.A, Patna

सशस्त्र सेना झंडा दिवस
7 दिसम्बर - 7 DECEMBER
ARMED FORCES FLAG DAY

भारत सरकार
GOVERNMENT OF INDIA



नविन भारती
Navin Bharti
जन्म तिथि/ DOB: 21/11/1995
पुरुष / MALE



5293 0428 3234

आधार-आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
सर्वोधित: श्याम नारायण,
दीनापुर कम खगौल, पटना,
बिहार - 800011

Address:
S/O: Shyam Narayan, Dinapur-Cum-Khagaul, Patna,
Bihar - 800011

5293 0428 3234

Aadhaar-Aam Admi ka Adhikar

Navin Bharti
17/3/2015



Shyam Narayan Sah
17-3-2015

Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. '05'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act	Rs. 693320/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 714870/-

Registration Fee

FEE PAID

A1	1000	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	0	K1c	0	Mb	0
A10	0	E	20000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
								TOTAL-	21000

LLR + Proc Fee		Service Charge
LLR	0	550
Proc.Fee	0	
Total	0	

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 21550

Registering Officer
Patna

Date: 17/03/2015

Endorsement under section 52

Presented for registration at Registration Office, Patna on Tuesday, 17th March 2015 by Shyam Narayan Sah S/O-Late Rambaran Saw by profession Others. Status - Executant

Shyam Narayan Sah
17-3-2015

Signature/L.T.I. of Presentant **Date:17/03/2015**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Navin Bharti' age '20' Sex 'M', 'S/O-Shyam Narayan', resident of 'Dinapur Cum Khagaul, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 17/03/2015

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 53 on pages on 67 -88 , for the year 2015 and stored in CD volume No. CD-8 year 2015 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 17/03/2015

Token No. : 2546 **Year : 2015** **S.No. :** 2493 **SCORE Ver.3.0** **Deed No. :** 2204